

Appendix A: Recommended Conditions

1. The development shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

2. The approved development shall be carried out in strict accordance with the following plans:

G.1398 Site location plan
T3549 TA01 Block Plan
T3549 TA02 Northern access arrangement
T3549 TA03 Southern access arrangement

Submitted to and received by the Local Planning Authority on the 26 October 2021, and the 24 January 2022.

Reason: For the avoidance of doubt.

3. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Drawings 23549 TA02 and TA03 have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

4. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays as shown on Drawings 23549 TA01 and TA03 have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

5. Straw/hay bales associated with the use hereby approved shall not at any time extend beyond the storage area's shown on block plan ref. T3549 TA01; be stacked over a maximum height of 10 metres as measured from the adjacent ground level; or exceed a total maximum of 42,000 bales being stored on the site at any one time.

Reason: To safeguard the visual amenities of the locality and neighbouring occupiers.

6. The use hereby permitted, including any associated HGV vehicle movements, shall only take place between the following hours:
0700 to 1900 on Mondays to Fridays (inclusive).
The use must not take place at any time whatsoever on Sundays or on Bank or Public Holidays.

Reason: To protect the amenities of nearby residential properties.

7. HGV movements associated with the development hereby approved shall enter the site via the southern access off The Butts and exit via the northern access off Wyville Road; and the number of two-way HGV movements shall not exceed 40 per day.

Reason: To protect the amenities of nearby residential properties.

8. Prior to exiting the site all HGV's associated with the use hereby approved shall be swept to remove loose straw and hay.

Reason: To protect the amenities of the nearby residential properties.